

INDU
STRY

2428
GLOVER PL
FROGTOWN

FOR LEASE



INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

CARLE PIEROSE
cp@industrypartners.com
CA BRE No. 01464318

BEN IPEKJIAN
bi@industrypartners.com
CA BRE No. 002185824

FLEX / INDUSTRIAL
±8,900 RSF Studio/Flex/Warehouse *Divisible
±1,500 RSF Office

FOR LEASE

FLEX | INDUSTRIAL

2428 GLOVER PL FROGTOWN 90031

DETAILS

SUITE	AVAILABLE RSF	RATE	TERM	OCCUPANCY	PARKING
Studio/flex/warehouse	±8,900 RSF (Divisible)	Negotiable	Negotiable	Immediately	In gated lot
Office	±1,500 RSF				

Flex/Industrial spaces in Frogtown

FEATURES

LA River Frontage and Bike Path Access
Art studio, workshop, production space, storage or other creative uses
16'+ ceilings, clear span

Landlord prepared to install 100% HVAC
Spacious outdoor area with gated parking
New lighting and other improvements underway
Buildings can be leased together or separate



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

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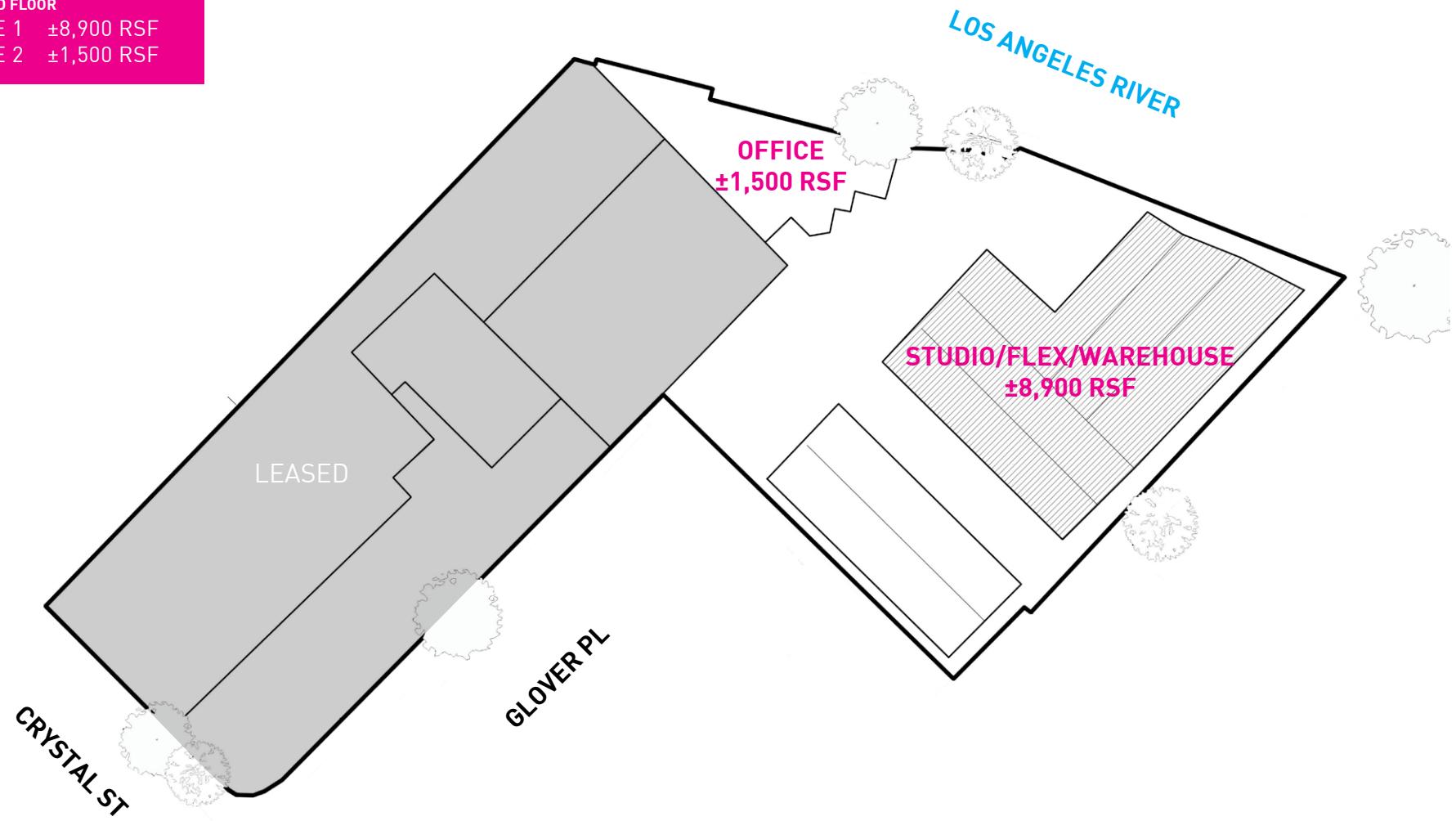
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FLOOR PLAN

GROUND FLOOR
SUITE 1 ±8,900 RSF
SUITE 2 ±1,500 RSF



NOT TO SCALE.

Floor plan for information purposes only.
Layout and furnishings may vary

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PROPERTY PHOTOS



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AREA AMENITIES
10 WITHIN 10

7 min
DRIVE



6 min
DRIVE



7 min
DRIVE



6 min
DRIVE



6 min
DRIVE



10 Speed Coffee: Anticipation is high for 10 Speed Coffee's upcoming arrival in Frogtown, promising to add another gem to the neighborhood's thriving coffee scene. With its focus on quality beans and expertly brewed drinks, it's sure to become a beloved gathering spot for caffeine aficionados.

Frogtown Brewery: Frogtown Brewery embodies the spirit of its community, offering a laid-back space where patrons can enjoy a diverse selection of craft beers brewed on-site. The brewery's industrial-chic aesthetic and relaxed atmosphere make it a welcoming spot to unwind with friends.

Salazar: Nestled amid greenery, Salazar offers a rustic outdoor dining experience accentuated by its Mexican-inspired cuisine. Patrons can savor grilled dishes and vibrant flavors in a charming setting featuring communal tables and string lights.

Bub and Grandma's: Bub and Grandma's is a cherished bakery known for its artisanal bread and delectable pastries. From crusty sourdough to flaky croissants, each creation is made with care and attention to detail, delighting locals and visitors alike.

La Colombe Coffee: La Colombe Coffee is a trendy yet cozy spot known for its meticulously crafted brews. With a commitment to quality, it serves up artisanal coffee in a welcoming atmosphere, perfect for both quick caffeine fixes and leisurely sips.

7 min
DRIVE



7 min
DRIVE



6 min
DRIVE



5 min
DRIVE



7 min
DRIVE



Spoke: Spoke is a hip cafe with a bicycle-themed twist, serving up gourmet fare and specialty coffee in a laid-back setting. Whether you're refueling after a bike ride or simply looking for a cozy spot to hang out, Spoke offers a relaxed vibe and delicious eats.

Lingua Franca: Tucked away in Frogtown, Lingua Franca is an intimate wine bar specializing in unique and hard-to-find varietals. Its curated selection and cozy atmosphere make it an ideal destination for wine enthusiasts seeking new discoveries.

Wax Paper: Wax Paper is a neighborhood gem, celebrated for its inventive sandwiches served on freshly baked bread. Its cozy interior and friendly vibes make it a go-to spot for lunch or a casual bite, offering a menu that's both comforting and creative.

Loreto: With its seasonal menu and warm ambiance, Loreto is a beloved neighborhood spot offering elevated yet approachable cuisine. From farm-fresh salads to hearty mains, each dish reflects a commitment to quality ingredients and culinary craftsmanship.

Zebulon: Zebulon is more than just a music venue; it's a cultural hub where locals gather for live performances, craft cocktails, and an eclectic ambiance. With its retro-inspired decor and vibrant energy, it's a favorite hangout for music lovers and creatives alike.